

103.0

0001

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,103,700 / 1,103,700

USE VALUE:

1,103,700 / 1,103,700

ASSESSED:

1,103,700 / 1,103,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Owner 1:	VOZNESENSKY ANDREI & OLGA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 90 HUTCHINSON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RAGSDALE KATHERINE H/TRUSTEE -

Owner 2: -

Street 1: 90 HUTCHINSON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 13,690 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1955, having primarily Brick Veneer Exterior and 2916 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13690		Sq. Ft.	Site		0	70.	0.76	4			Golf co	25					726,859						726,900	

IN PROCESS APPRAISAL SUMMARY

Use Code						Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101						13690.000		375,200		1,600		726,900		1,103,700							
Total Card						0.314		375,200		1,600		726,900		1,103,700		Entered Lot Size					
Total Parcel						0.314		375,200		1,600		726,900		1,103,700		Total Land:					
Source: Market Adj Cost														Total Value per SQ unit /Card: 378.50		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	375,200	1600	13,690.	726,900	1,103,700	1,103,700	Year End Roll	12/18/2019
2019	101	FV	303,700	1600	13,690.	726,900	1,032,200	1,032,200	Year End Roll	1/3/2019
2018	101	FV	309,300	800	13,690.	623,000	933,100	933,100	Year End Roll	12/20/2017
2017	101	FV	309,300	800	13,690.	581,500	891,600	891,600	Year End Roll	1/3/2017
2016	101	FV	309,300	800	13,690.	498,400	808,500	808,500	Year End	1/4/2016
2015	101	FV	278,600	800	13,690.	446,500	725,900	725,900	Year End Roll	12/11/2014
2014	101	FV	278,600	800	13,690.	413,300	692,700	692,700	Year End Roll	12/16/2013
2013	101	FV	278,600	800	13,690.	394,100	673,500	673,500		12/13/2012

Parcel ID 103.0-0001-0005.A

!8206!

PRINT

Date Time

12/10/20 22:47:06

LAST REV

Date Time

10/05/18 11:57:07

apro

8206

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAGSDALE KATHER	55866-404		11/19/2010		616,000	No	No		
SASSER SUSAN/ET	29571-1		12/23/1998	Family		99	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2012	110	Redo Kit	14,000	C				kitchen remodel

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	BS	Barbara S
5/29/2012	Info Fm Prmt	MM	Mary M
6/18/2009	Measured	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____

